

## LANDSCAPE NOTES

**SPECIAL NOTE:**  
THE SITE IS FULLY DEVELOPED IN BOTH EXISTING AND PROPOSED CONDITIONS. LANDSCAPING EXISTS THROUGHOUT THE SITE. ADDITIONAL LANDSCAPING SHOWN HEREON IS FOR PURPOSES OF REPLACING UNITS THAT WILL BE DESTROYED OR DISPLACED DURING CONSTRUCTION AND RECONFIGURATION OF THE INTERIOR PARKING LOT.

- The locations for plant material are approximate and are subject to field adjustment due to slope, vegetation, and other site factors. Prior to planting the Contractor shall accurately stake out the locations for all plants. The owner or Landscape Architect shall approve the field locations or adjustments of the plant material.
- Coordinate plant material locations with site utilities. Exercise care when digging in areas of potential conflict with underground or overhead utilities. The Contractor is responsible for any damage due to Contractor's negligence and shall replace or repair any damage at Contractor's expense.
- All plants shall conform with the most recent edition of The American Standard for Nursery Stock of The American Association of Nurserymen.
- Trees and shrubs shall be typical of their species and variety. Have normal growth habits, well-developed, densely foliated branches and vigorous, fibrous root systems.
- Trees and shrubs shall be free from defects and injuries and certified by appropriate federal and state authorities to be free from diseases and insect infestations.
- Trees and shrubs shall be freshly dug and nursery grown. They shall have been grown under climatic conditions similar to those in the County of Harford or properly acclimated to conditions of the County.
- The Contractor shall provide a one year care and replacement warranty for all plant materials. Any tree or shrub which dies within the one year maintenance period shall be replaced by the Contractor. Any tree or shrub which is deemed, in the opinion of the County, not to have survived or grown in a manner characteristic of its type shall be replaced. Substitutions for certain species of plants may only be made when approved by the County. Any plant material which is stolen or vandalized shall be replaced at the owner's expense.
- It shall be the responsibility of the Contractor to adequately and properly maintain the landscaped areas, which responsibility shall include watering, cleaning of weeds and debris, pruning and trimming, replacement of dead or diseased plants and fertilizing to maintain healthy growth.
- All disturbed areas not otherwise developed shall be seeded with the lawn seeding mixture.

### 10. Seeding:

#### GENERAL:

- SCOPE:** Planting permanent, long-lived vegetative cover on graded or cleared areas.

- STANDARDS:** Permanent seeding shall conform to all requirements of "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control" published jointly by Water Management Administration, Soil Conservation Service and State Soil Conservation Committee.

- SEED MIX:** 80% Tall Fescue  
10% PDA Trifolium, 10% Brachiaria Trifolium

#### SPECIFICATIONS:

##### 1. Site Preparation

- \* Prior to seeding install all required sediment and erosion control measures.
- \* Final grading required for permanent seeding.

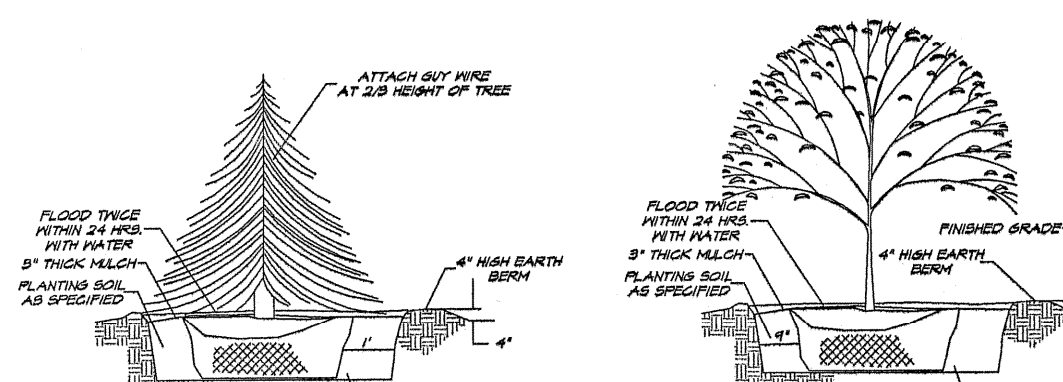
##### 2. Soil Amendments

- \* Fertilizer shall be applied at the rate of 1000 lbs/acre using 10-10-10 or equivalent.
- \* Lime shall be applied at a rate of 2 tons per acre.

##### 3. Seedbed Preparation

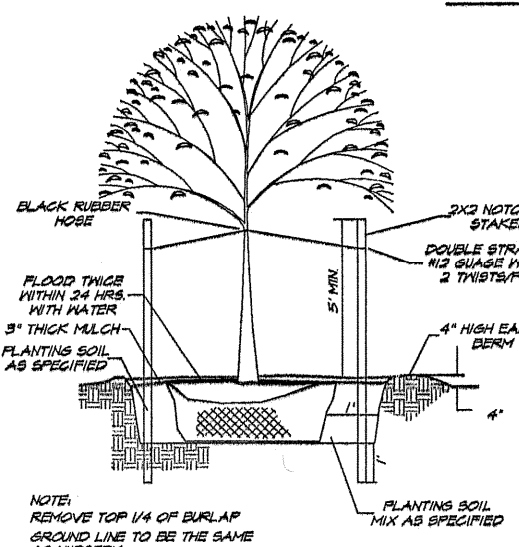
- \* Soil shall be loosened to a depth of 3 inches by raking, disking, or other acceptable means prior to seeding.
- \* Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry includes seed and fertilizer on a firm moist seedbed). Maximum seeding depth shall be 1/4 inch on clayey soils and 1/2 inch on sandy soils, when using other than hydroseeder method of application.

**NOTE:** If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be immediate without interruption.



## EVERGREEN TREE

## SHRUB



## DECIDUOUS TREE

ESTIMATE OF LANDSCAPING COST = \$5800

### PLANT SCHEDULE

NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
50	CELASTRUS SCANENS	BITTERSWEET	2 QT.	FULL CONT. 21\"/>

PLAN  
1" = 20'

## PROTECTIVE MEASURES STATEMENT

This Protective Measures Statement is made this 3<sup>rd</sup> day of NOV., 2010, by Duraclean Services, L.L.C. (hereinafter referred to as "Developer")

WHEREAS, Developer is constructing a development known as 14 Newport Drive Forest Hill, Maryland 21050; and

WHEREAS, the Harford County Zoning Code requires the Developer to provide protection for existing and proposed vegetation pursuant to the Harford County Zoning Code Section 267-29(D) during the construction phase.

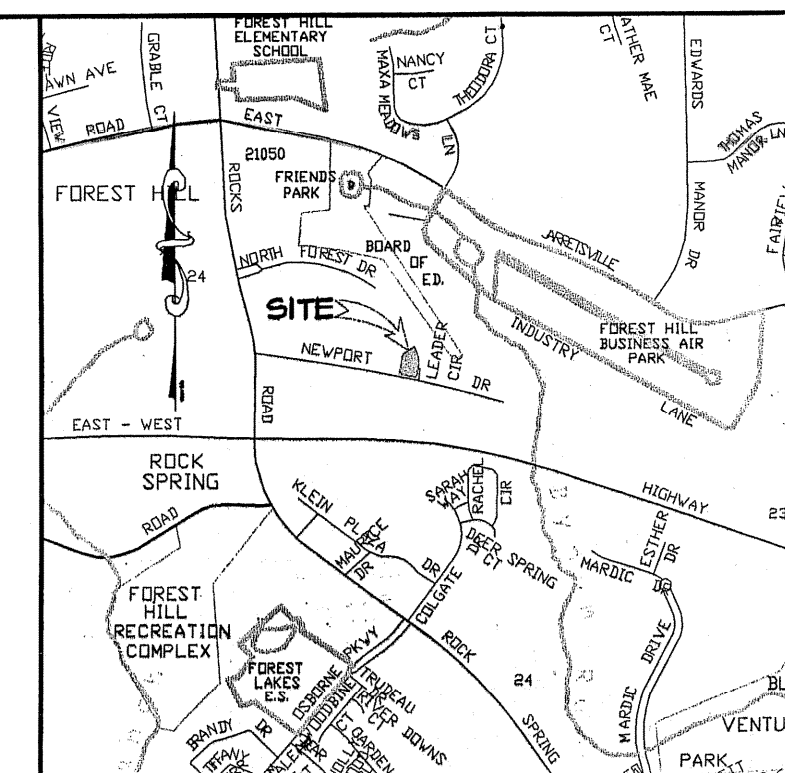
WITNESSETH that the Developer, their successors and assigns, agree as follows:

- That pursuant to Section 267-29(D) of the Harford County Zoning Code, the Developer is responsible for proving protection for the existing vegetation to the maximum extent practical and possible.
- The Protection Area and the method of protection for retained trees shall be identified on the Landscape Plan.
- The Developer agrees to remove and replace any trees marked to be retained that were damaged during the construction phase. Replacement trees shall be installed on a 1:1 basis.
- The Developer further agrees to comply with all applicable sections of the Harford County Code as it relates to the construction of this development.

AS WITNESS our hands and seals as of the date first above written.

WITNESS:

*[Signature]* BY: *[Signature]*  
RICHARD G. CRISS



## VICINITY MAP

SCALE: 1" = 2000'  
COPYRIGHT ADC THE MAP PEOPLE  
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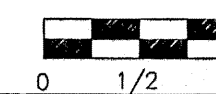
## GENERAL NOTES

- OWNER: DURACLEAN SERVICES LLC  
P.O. BOX 303  
FOREST HILL, MARYLAND 21050
- SITE ADDRESS: 14 NEWPORT DRIVE  
FOREST HILL, MARYLAND 21050
- SITE KNOWN AS: LOT 51 PLAT 84 / 36  
FOREST HILL BUSINESS CENTER
- TAX MAP: 40 GRID: IE PARCEL: 241
- DEED REFERENCE: 8287 / 234
- ZONING: C1, COMMERCIAL/INDUSTRIAL
- EXISTING USE: VACANT  
PROPOSED USE: CONSTRUCTION SERVICES
- NUMBER OF EMPLOYEES: 10
- PARKING SPACES REQUIRED: 21  
PARKING SPACES PROVIDED: 30
- TOTAL SITE AREA: 1.02 AC.  
PROPOSED IMPERVIOUS AREAS: 83,220sf/0.763AC.  
A. BUILDING: 10,000sf  
B. PARKING AREA, WALKS, WALL: 20,205sf  
C. MA & PA TRAIL (EX.): 8023sf  
PERCENT OF IMPERVIOUS AREA: 74.6%  
PERCENT OF BUILDING COVERAGE: 22.5%
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, ABOVE GROUND STORAGE TANKS, OR ANY OTHER SOURCE OF POTENTIALLY CONTAMINATING SUBSTANCES ON OR WITHIN 100' OF THIS PROPERTY.
- ALL SITE LIGHTING SHALL BE DIRECTED ON SITE AND DOWNWARD.
- TREES AREA NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD AFTER IMPLEMENTATION BY THE PROPERTY OWNER.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING.

## LANDSCAPE CALCULATIONS

- STREET TREES:  
180LF (NEWPORT DRIVE) / 40 = 5 LARGE TREES  
180LF (NEWPORT DRIVE) / 30 = 6 MEDIUM TREES
- 30 PARKING SPACES PROVIDED / 10 = 3 SHADE TREES
- 2208 SF OF BUFFER PROPOSED / 40 = 55 SHRUBS

PLAN TYPE: LIR  
PLAN NO.: 10-143  
SERIES NO.: 1  
DATE: 11/3/10  
DAC/DUE: 12/1/10



**Wilson Deegan & Associates, Inc.**  
SURVEYORS \* ENGINEERS  
2309 Belair Road  
Fallston, Maryland 21047  
PHONE: (410) 893-3700

SCALE: 1" = 20' DATE: NOVEMBER 2010  
JOB NO.: 06029 DRAWN / DESIGN BY: WS / SE  
SHEET: 1 of 1 CHECKED BY: JJD

## LANDSCAPE, LIGHTING & BUFFER PLAN

**DURACLEAN SERVICES**

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND  
OWNER:  
DURACLEAN SERVICES LLC  
P.O. BOX 303  
FOREST HILL, MARYLAND 21050  
PHONE: 410.893.1330